



City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

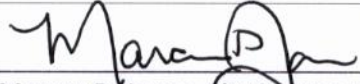
January 12, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception for an Entertainment Establishment with alcoholic beverages at 207 Granby Street, Suites 211 and 213 – Grace O'Malley's Irish Pub and Restaurant**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-5

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception to operate for an entertainment establishment with alcoholic beverages.
- IV. **Applicant:** Martin and Christine Marron
- V. **Description:**
 - Granting this request will allow a new restaurant, Grace O'Malley's Irish Pub and Restaurant, to open in a space most recently occupied by Paradise Donuts.
 - Grace O'Malley's plans to serve alcoholic beverages for on-premises consumption and provide entertainment options.

	Proposed
Hours of Operation	6:00 a.m. until 2:00 a.m., Seven Days a Week
Hours for the Sale of Alcoholic Beverages	10:00 a.m. until 2:00 a.m., Seven Days a Week
Capacity	117 seats indoors 0 seats outdoors 167 total capacity
Entertainment Options	5 member live band Karaoke Comedian Poetry Reading

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated December 10, 2015 with attachments
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: December 10, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Chris Whitney, CFM

Staff Report	Item No. 10	
Address	207 Granby Street, Suites 211 and 213	
Applicant	Grace O'Malley's Irish Pub and Restaurant	
Request	Special Exception	Entertainment establishment with alcoholic beverages
Property Owner	207 Granby, LLC (Frank T Gadams)	
Site Characteristics	Site Area/Space	9,332 sq. ft./4,220 sq. ft.
	Future Land Use Map	Downtown
	Zoning	D-3 (Freemason/Granby Conservation and Mixed Use District) and HO-D (Downtown Historic Overlay District)
	Neighborhoods	Downtown
	Character District	Downtown
Surrounding Area	North	D-3: 219 Bistro
	East	D-3: Norfolk Federal Building
	South	D-3: Selden Optometry
	West	D-3: Boush Street Garage
	Above	D-3: Offices



A. Summary of Request

- Granting this request will allow a new restaurant, Grace O'Malley's Irish Pub and Restaurant, to open in a space most recently occupied by Paradise Donuts.
- Grace O'Malley's plans to serve alcoholic beverages for on-premises consumption and provide entertainment options.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Downtown.

C. Zoning Analysis

i. General

- The site is located in the D-3 and HO-D districts, which permit the proposed use by special exception.

	Proposed
Hours of Operation	6:00 a.m. until 2:00 a.m., Seven Days a Week
Hours for the Sale of Alcoholic Beverages	10:00 a.m. until 2:00 a.m., Seven Days a Week
Capacity	117 seats indoors 0 seats outdoors 167 total capacity
Entertainment Options	5 member live band Karaoke Comedian Poetry Reading

- Special Exception history:

City Council Approval	Applicant	Request
2005	LeiAuntes	Eating & Drinking Establishment
(N/A) 2013-2015	Paradise Donuts	Eating Establishment
Pending	Grace O'Malley's Irish Pub and Restaurant	Entertainment Establishment

ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the X (Shaded) Flood Zone, which is a moderate-risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that this new restaurant will generate 372 additional vehicle trips per day by increasing total indoor seating at this location by 77 seats above currently approved levels.
- The site is near frequent transit services with Hampton Roads Transit routes 6 (South Norfolk), 8 (Tidewater) and 45 (Portsmouth) operating along City Hall Avenue just to the south at the nearby MacArthur Center Light Rail station.

E. Impact on the Environment

There are currently no opportunities for landscaping site improvements to this existing building.

F. Impact on Surrounding Area/Site

- By requiring this use to conform to the conditions listed below, the proposed entertainment establishment should not have a negative effect on the surrounding neighborhood.
- Modifications to the façade and storefront were approved by the Architectural Review Board on November 9.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

- The application was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on October 27.
- An email was received from the Downtown Norfolk Civic League on October 28 stating no objection to the application.

I. Communication Outreach/Notification

- Legal notice was posted on the property on November 3.
- Letters were mailed to all property owners within 300 feet of the property on November 20.
- Legal notification was placed in *The Virginian-Pilot* on November 26 and December 3.

J. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment shall be limited to 6:00 a.m. until 2:00 a.m., seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages and for entertainment shall be from 10:00 a.m. until 2:00 a.m., seven days a week.
- (c) The seating for the establishment shall not exceed 117 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 167 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (e) Entertainment shall be limited to live bands having no more than 5 members, karaoke, comedian, and poetry reading. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.

- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) No patrons or guests shall be charged a cover charge or fee for entry to the establishment.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.

- (v) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 125 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (w) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Attachments:

Location Map

Zoning Map

1000' radii map of similar ABC establishments

Application

Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council

Email of no objection from Downtown Norfolk Civic League

Proponents and Opponents

Proponents


Martin Marron – Applicant
207 Granby Street, Suite 211
Norfolk, VA 23510

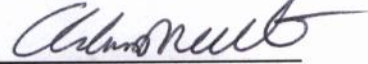
Rick Henn – Representative
1400 Granby Street, Unit 407
Norfolk, VA 23510

Opponents

None

12/09/2015 lds

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: CW

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT KNOWN AS "GRACE O'MALLEY'S IRISH PUB AND RESTAURANT" ON PROPERTY LOCATED AT 207 GRANBY STREET, SUITES 211 AND 213.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Grace O'Malley's, Inc. authorizing the operation of an entertainment establishment named "Grace O'Malley's Irish Pub and Restaurant" on property located at 207 Granby Street, suites 211 and 213. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 72 feet, more or less, along the western line of Granby Street beginning 52 feet, more or less, from the southern line of Brooke Avenue and extending southwardly; property also fronts 73 feet, more or less, along the eastern line of McCulloughs Lane; premises numbered 207 Granby Street, suites 211 and 213.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 6:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages and for entertainment shall be limited to 10:00 a.m. until 2:00 a.m. the following morning, seven days per week.
- (c) The seating for the establishment shall not be less than 117 seats indoors, shall not have any seats outdoors, and the total occupant capacity,

including employees, shall not exceed 167 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (e) Entertainment shall be limited to live bands having no more than five (5) members, karaoke, comedian, and poetry reading. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B." Any tables, chairs, booths, stools or other movable furniture may be relocated provided that it remains only within the shaded areas and the unshaded accesses, aisles, and other areas shown on the floor plans remain unobstructed.
- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.

- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance

shall govern.

- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) No patrons or guests shall be charged a cover charge or fee for entry to the establishment.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This special exception;

- (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (v) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 125 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (w) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of

Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is

considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (4 pages)
Exhibit B (1 page)



EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 10-9-15
Trade name of business GRACE O'MALLEY'S Irish Pub & RESTAURANT
Address of business 207 GRANT ST. SUITE 211 & 213
Name(s) of business owner(s)* GRACE O'MALLEY'S INC - CHRISTINE MARROW
Name(s) of property owner(s)* 207 GRANT LLC - FRANK GADIAN
Name(s) of business manager(s)/operator(s) MARTIN & CHRISTINE - MARROW
Daytime telephone number (757) 435-8151

*If business or property owner is a partnership, all partners must be listed.
*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Alcoholic Beverage Sales and Entertainment
Weekday From <u>6 AM</u> To <u>2 AM</u>	Weekday From <u>10 AM</u> To <u>2 AM</u>
Friday From <u>6 AM</u> To <u>2 AM</u>	Friday From <u>10 AM</u> To <u>2 AM</u>
Saturday From <u>6 AM</u> To <u>2 AM</u>	Saturday From <u>10 AM</u> To <u>2 AM</u>
Sunday From <u>6 AM</u> To <u>2 AM</u>	Sunday From <u>10 AM</u> To <u>2 AM</u>

2. Type of ABC license applied for (check all applicable boxes):
☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:
☒ Beer ☒ Wine ☒ Mixed Beverage

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January 2015)

Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

4a If yes, please describe type and number of each game to be provided:

5. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

5a. If yes, why:

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

6a. If yes, explain:

Baby Showers, Birthday Parties Etc

7. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

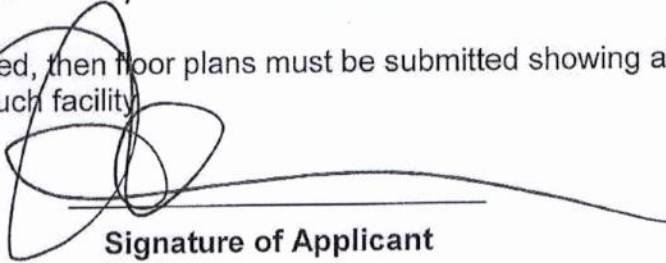
7a. If yes, explain:

8. Will there ever be a minimum age limit?
☐ Yes ☒ No

10. Additional comments/ description/operational characteristics or prior experience:

19 years of Restaurant experience
On Granby Street - Since 1996

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

band

117
16
14
5

b. Outdoor

Number of seats

8
15

c. Number of employees

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 167

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

SOME TIMES SPIRITS, MUSICIAN

3. Will a dance floor be provided?

☐ Yes

☒ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

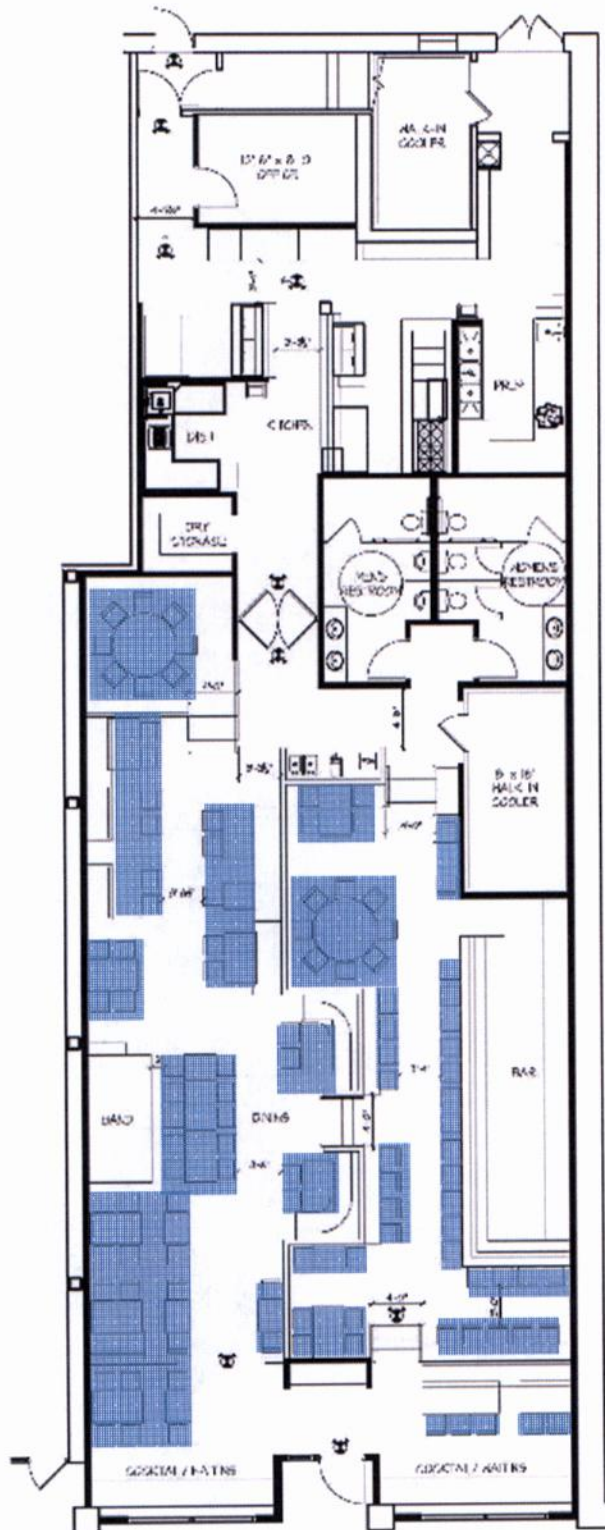
- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

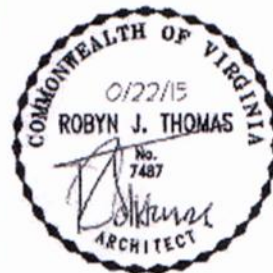
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569



GRACE O'MALLEY'S: 213 GRAY STREET
3/32 - 1-2'



OCCUPANCY CALCULATIONS	
DINING SEATS	10
COCKTAIL BENCHES/ WAITING	14
BAR SEATS	16
BANCH	2
STALL	15
TOTAL OCCUPANCY	67

Location Map



**GRACE O'MALLEY'S IRISH
PUB & RESTAURANT**

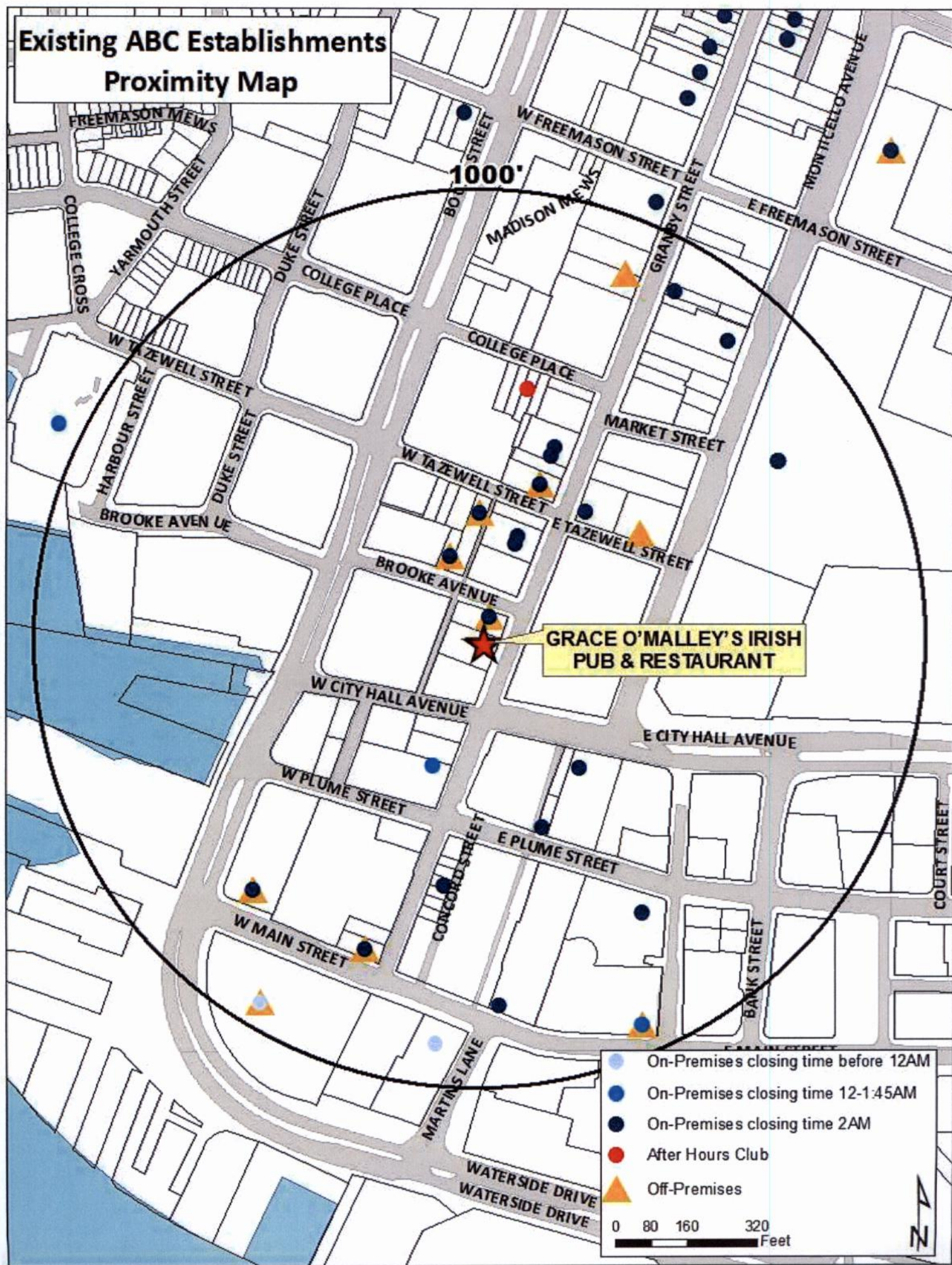
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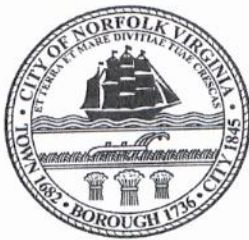


Zoning Map



Existing ABC Establishments Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
ENTERTAINMENT ESTABLISHMENT
(Please Print)**

Date 10-9-15

DESCRIPTION OF PROPERTY

Address 207 Granby St, suites 211+213

Existing Use of Property RESTAURANT

Proposed Use RESTAURANT

Current Building Square Footage 4,220^{sq}

Proposed Building Square Footage 4,220^{sq}

Trade Name of Business (If applicable) GRACE O'MALLEY'S INC

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) CHRISTIN MARROW (First) MARTIN (MI) G

Mailing address of applicant (Street/P.O. Box): 5068 FIRM RD

(City) VA BEACH (State) VA (Zip Code) 23455

Daytime telephone number of applicant (757) 435-8151 Fax () _____

E-mail address of applicant: IRISHPUBSINGER@cox.net

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January 2015)

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HERR (First) RICK (MI) J

Mailing address of applicant (Street/P.O. Box): 1400 Granby St Unit 407

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 615-6905 Fax () _____

E-mail address of applicant: RICKHERRCONSULTING@GMAIL.COM

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) GADAMS (First) FRANK (MI) _____

Mailing address of property owner (Street/P.O. box): 209 Granby St Unit 211

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of owner (757) 627-9873 email: BGADAMS@MARATHON
DEVELOPMENT.COM

CIVIC LEAGUE INFORMATION

Civic League contact: Downtown Civil LEAGUE

Date(s) contacted: Downtown NORFOLK Council
LAST WEEK

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Frank Gaddens Sign: [Signature] 10/9/2015
(Property Owner) (Date)

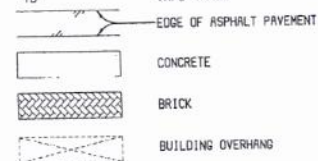
Print name: MARTIN MARRON Sign: [Signature] 10/9/2015
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: [Signature] Sign: Rock Herrera 10/9/2015
(Authorized Agent Signature) (Date)

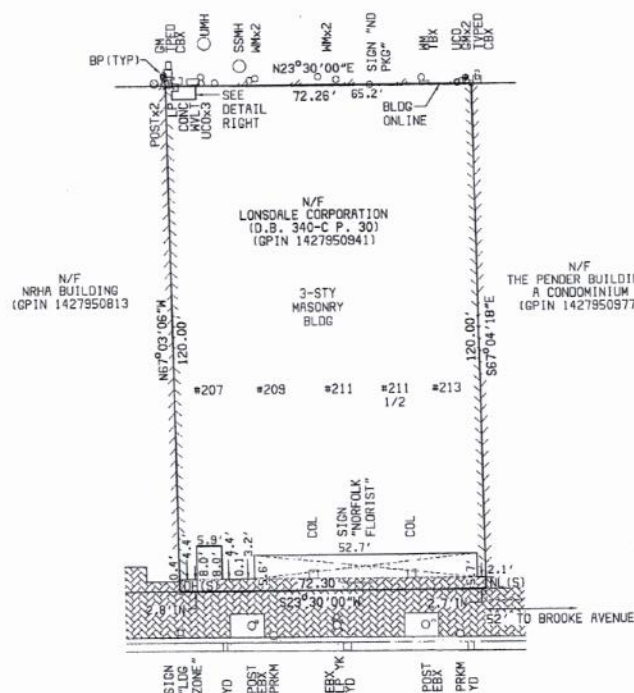
1. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PLAN NO. 510104 0130 F. MAP REVISED: SEPTEMBER 2, 2009. FLOOD ZONE DETERMINATION IS BASED ON F.I.R.M. AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. F.I.R.M. BALDWIN & GREGG, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THIS PROPERTY IS DESIGNATED AS GPIN(S):
1427950941
4. CURRENT OWNER(S): LONSDALE CORPORATION
5. SOURCE DEED(S): D.B. 340-C, P. 30
6. REFERENCE PLAT(S): DRAWING ENTITLED "PLAT SHOWING PHYSICAL SURVEY OF TWO PARCELS OF LAND OWNED BY THE LONSDALE CORPORATION" DATED JANUARY 19, 1999, BY BENDTSON DEBRELL & ELKIN, LTD.
DRAWING ENTITLED "PHYSICAL SURVEY OF 201 GRANBY STREET MALL" DATED APRIL 4, 1978, BY BALDIN AND GREGG

AC	ACRES
BLDG	BUILDING
BP	BUMPER POST
CBX	COMMUNICATIONS BOX
COL	COLUMN
CONC	CONCRETE
D.B.	DEED BOOK
DH	DRILL HOLE
EBX	ELECTRIC BOX
GM	GAS METER
LDG	LOADING
LP	LIGHT POLE
ORL	OVERALL
PKG	PARKING
PRKM	PARKING METER
R/W	RIGHT-OF-WAY
(S)	SET
SQ. FT.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STY	STORY
TBX	TELEPHONE BOX
TFED	TELEPHONE PEDESTAL
TVPED	TELEVISION PEDESTAL
UCD	UNKNOWN UTILITY CLEANOUT
UMH	UNKNOWN UTILITY MANHOLE
WM	WATER METER
WVL	WATER VAULT
YDL	YARD DRAIN



GPIN 1427950941 : 8,673 SQ. FT. / 0.199 AC.±

McCULLOUGH'S (20' ALLEY) LANE

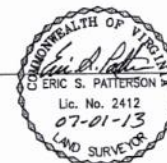


GRANBY (60' R/W) STREET

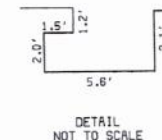


BALDWIN & GREGG, LTD.

BY



DRAWING ENTITLED "PLAT SHOWING PHYSICAL SURVEY OF TWO PARCELS OF LAND OWNED BY THE LONGDALE CORPORATION" DATED JANUARY 19, 1938, BY BENGTSON DEBELL & ELKIN, LTD.



PHYSICAL SURVEY
OF
THE LONSDALE BUILDING
207-213 GRANBY STREET
NORFOLK, VIRGINIA
FOR
207 GRANBY, LLC

SCALE: 1" = 20' JULY 1, 2013



Security Plan
for
Grace O'Malley's Irish Pub and Restaurant
213 Granby Street
Norfolk, VA 23510

Summary

Grace O'Malley's Irish Pub and Restaurant will open in February 2016. It will offer family dining and a full-service bar seven days a week from 11:00am until close, and entertainment in the evenings. The entertainment will include the following:

- Sunday: a traditional Irish session from 7:00pm to 10:00pm, where musicians are welcome to gather and entertain themselves and other customers with music and singing. The instruments might include fiddles, guitars, flutes, tin whistles, uilleann pipes, accordians, mandolians, banjos, and bodhrans.
- Tuesday: a pub quiz from 7:00pm to 9:00pm, with recorded Irish music playing between trivia questions.
- Wednesday and Thursday: live music from 8:30pm to 12:30am
- Friday and Saturday: live music from 9:00pm to 1:00am

Grace O'Malley's will be a model neighbor and business on the Norfolk Granby Street corridor promoting a safe, friendly, and diverse experience for customers, employees, and the civic area.

Goals

A safe, friendly, and secure environment will be provided for customers and employees by maintaining a plan and training staff for the following:

- The safe and orderly evacuation in the event of fire, explosion, or other uncontrolled dangers.
- Obtaining and validating proof of age for the purchase of any alcoholic beverage.
- How to recognize and resolve potentially unruly patron disturbance.
- The mitigation and control of noise and conduct of customers entering, leaving, or lingering near Grace O'Malley's.
- Circumstances under which the police should be called.

- To promote a welcome and relaxed atmosphere that complements the Granby Street corridor and neighborhood.

Features of the Plan

Evacuation Plans

Evacuation plans for both the back- and front- of-house will be reviewed with all employees during shift meetings. All employees will be trained to spot potential electrical, scalding, tripping, etc. hazards. Each shift an employee will be assigned the task of calling 911 in the event of an evacuation. Flashlights will be stored in the kitchen, behind the bar, and at the hostess station to assist in low light evacuations. Fire/smoke/carbon monoxide alarm systems will be installed and maintained.

Kitchen Safety

All new employees will be fully trained regarding commercial kitchen equipment and machines in order to avoid injury. They will be fully aware of the daily hazards in a commercial kitchen and how to avoid injuries such as slips and falls.

Validation of Proof of Age

Proof of Age will be requested from anyone who appears to be under the age of 40. All identification cards used to prove age must be valid (i.e., may not be expired), and must be government-issued. If the identification card is expired or appears at all questionable to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the alcohol resembles the picture on the ID. All employees are encouraged to ask the customer questions relating to their identification in order to verify the information.

Control/Supervision of Customers Under 21

Alcohol will not be served to any customer who cannot produce adequate ID. If sharing a table with others who are consuming alcohol, employees will monitor the underage to ensure no consumption of alcoholic beverages occurs. Separate types of glassware will be used to distinguish alcoholic drinks from non-alcoholic drinks.

Customers Presenting False IDs

If the employee checking an ID has a strong suspicion that an ID is false, altered, or belongs to someone other than the person presenting the ID, he/she shall confiscate the ID and turn it over to management, to be presented to the police. Monetary compensation will be provided to any employee who confiscates what proves to be a false ID.

Customers Who Are Intoxicated

No employee may provide alcohol to any person who is publicly intoxicated, nor shall such a person be permitted on the premises. When a customer has been "cut off," the server will notify the owner,

manager, and any other employees. Management will support the server's decision to terminate service to any customer. If a customer is too impaired to drive safely, management will try to persuade the customer not to drive, and arrange for a safe ride. If the customer refuses, management will notify the Norfolk Police Department before the customer leaves, and if that is not possible, will provide a description of the person and the license plate number of the vehicle, if possible.

Handling of Disturbances

When a customer acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, management will ask the customer to leave. If necessary, the Norfolk Police Department will be called for assistance. Management will permanently refuse admittance to any chronic problem customer. Employees will also regularly monitor both the men's and women's bathroom facilities.

Other Circumstances Under Which The Police Should Be Called

The police will be called any time management or an employee has information leading them to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of Grace O'Malley's.

A Neighborhood Establishment

The atmosphere, menu, bar, and music of Grace O'Malley's will provide an authentic Irish pub experience, which will fully complement the character and atmosphere of the Granby Street corridor and neighborhood. Customers of all ages will be welcome and encouraged to show the same respect for others that they are being afforded. Staff will be trained to be respectful and helpful, and will be knowledgeable of the surrounding area to assist visitors.

Blough, Christopher

From: Straley, Matthew
Sent: Wednesday, October 28, 2015 11:55 AM
To: Miller, Mary; 'dncl@welovenorfolk.org'
Cc: Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris
Subject: new Planning Commission application - 207 Granby Street, Suites 211 and 213
Attachments: Grace OMalley.pdf

Ms. Miller and Mr. Murphy:

Attached please find the following application at 207 Granby Street, Suites 211 and 213:

- a. Special exception to operate an entertainment establishment with alcoholic beverages.
- b. Downtown Development Certificate for a building expansion.

The item is tentatively scheduled for the December 10, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Whitney* at (757) 823-1253, chris.whitney@norfolk.gov

Thank you.

Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

Blough, Christopher

From: Straley, Matthew
Sent: Wednesday, October 28, 2015 12:07 PM
To: Whitney, Chris
Subject: FW: new Planning Commission application - 207 Granby Street, Suites 211 and 213

FYI

From: Kevin R. Murphy [mailto:krmurphy@verizon.net]
Sent: Wednesday, October 28, 2015 12:06 PM
To: Straley, Matthew
Subject: RE: new Planning Commission application - 207 Granby Street, Suites 211 and 213

Hi Matthew,

The DNCL does not object to the application.

Thank you,

Kevin

From: Straley, Matthew [mailto:Matthew.Straley@norfolk.gov]
Sent: Wednesday, October 28, 2015 11:54 AM
To: Miller, Mary <mmiller@downtownnorfolk.org>; dncl@welovenorfolk.org
Cc: Whibley, Terry <Theresa.Whibley@norfolk.gov>; Winn, Barclay <barclay.winn@norfolk.gov>; Howard, Oneiceia <Oneiceia.Howard@norfolk.gov>; Whitney, Chris <Chris.Whitney@norfolk.gov>
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Thank you.

Matthew Straley
GIS Technician II
Norfolk Department of City Planning
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Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569